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Minutes
Joint Work Session of the
Prosper Town Council,
Planning & Zoning Commission and
the Parks & Recreation Board
Council Chambers
Prosper Town Hall
250 W. First Street, Prosper, Texas
Tuesday, September 1, 2020

Call to Order/ Roll Call of the Town Council, Planning & Zoning Commission, and Parks & Recreation Board.

The meeting was called to order at 6:00 p.m.

Council Members Present:

Mayor Ray Smith
Mayor Pro-Tem Curry Vogelsang, Jr.
Deputy Mayor Pro-Tem Jason Dixon
Councilmember Marcus E. Ray
Councilmember Craig Andres
Councilmember Jeff Hodges
Councilmember Meigs Miller

Planning and Zoning Commission Members Present:

Chairman Charles Cotten
Vice-Chairman Brandon Daniel
Secretary Chris Long
Amy Bartley
Chris Kern
Sara Peterson
Michael Pettis

Parks and Recreation Board Members Present:

Chair Rebekah Land
Vice Chair John Metcalf
Secretary Gina Kern
Ty Bledsoe
Matthew Cely
Cameron Reeves
Shannon Crawford

Staff Members Present:

Harlan Jefferson, Town Manager
Melissa Lee, Town Secretary
Robyn Battle, Executive Director of Community Services
Chuck Springer, Executive Director of Administrative Services
Rebecca Zook, Executive Director of Development & Infrastructure Services
John Webb, Development Services Director
Hulon Webb, Engineering Services Director

Dan Heischman, Assistant Director of Engineering Services – Development
Alex Glushko, Planning Manager
Scott Ingalls, Senior Planner
Evelyn Mendez, Planning Technician
Leigh Johnson, Director of Information Technology
Dudley Raymond, Director of Parks and Recreation
Paul Naughton, Senior Park Planner
Patty Kendzie, Marketing Coordinator Parks and Recreation

Discussion Item.

- 1. Receive a presentation and discuss a proposed Private Country Club and Single Family development, located on the north side of First Street, between Coit Road and Granite Shoal Drive. (AG/DR)**

Alex Glushko, Planning Manager, began by providing an overview of the Private Country Club and Single Family development. The project will be located on the north side of First Street, between Coit Road and Granite Shoal Drive. The subject property is currently zoned Planned Development-90 (PD-90) which allows for minimum lot sizes of 75 feet in width. The proposed request includes approximately 319 lots, with 22% to be 40-ft.-wide alley-served lots. This is not a lot type that currently exists in Prosper.

Dudley Raymond, Director of Parks and Recreation, discussed the Private Country Club and Single Family development. The current Parks Master Plan recognizes a portion of the subject property, located along the eastern side of Town Lake, as a public park. The proposed request would result in a private recreational area associated with the country club, as opposed to a Town park, and a realignment of the proposed hike and bike trail network in the area.

The applicants, Craig and Adam James of James Land & Development, presented information on the Private Country Club and Single Family development. Craig James discussed the proposed development, Lakeside, a Private Social Club focused on family, fitness, food and entertainment. Adam James provided an overview on Lakeside, with amenities to include a fitness center, a resort style pool, multiple dining options and child care. Additionally, the proposed development includes tennis and basketball courts, golf simulators, and fishing. Club location, concept layout and potential design elements were discussed.

The Parks and Recreation Board had questions on the uses of Town Lake by the developer. The hike and bike trail and membership to the club was reviewed. The Planning and Zoning Commission discussed the proposed 40-ft.-wide lots.

Council Member Ray commented on the allotment of the 40-ft.-wide lot sizes and voiced disapproval for the rear-entry designed homes. Mr. James discussed current real estate market conditions and what type of homes are in high demand. Council Member Hodges had questions on parkland dedication and voiced disapproval for the 40-ft.-wide lots. Mr. James discussed the 40 ft. lot density mix required to support club membership. Council Member Andres voiced disapproval for the 40 ft. lot size and discussed protection for the residents if the club should fail for financial reasons. Mayor Pro-Tem Vogelsang voiced concerns over the 40 ft. lot size and rear-entry

designed homes. Mayor Smith commented positively on the commitment of the developer to include the club in phase one and commented positively on the builder group. Deputy Mayor Pro-Tem Dixon discussed the importance of the details in the development agreement and maintenance of the lake with split ownership. Council Member Miller noted the importance of the development agreement speaking to the quality of home being built.

Courtney Finley (via Zoom, no address provided), a Whitley Place resident, discussed the fence line separating Whitley Place from the proposed development and what trees in this area would be removed.

Dennis DeMattei (via Zoom, no address provided), a Whitley Place resident, stated the importance of not alienating the adjacent neighbors who moved to this area for large lot sizes.

Ken Seguin (via Zoom), Whitley Place HOA President, commented that no formal presentation from James Land & Development was provided to them. Additionally, he noted that any proposed development should be comparable with what is existing at Whitley Place.


Greg Swartz (via Zoom, no address provided), a Whitley Place resident, discussed the trees and natural beauty of the land and opposed destroying it.

Adjourn.

The meeting was adjourned at 8:06 p.m. on Tuesday, September 1, 2020.

These minutes approved by the Planning & Zoning Commission on the 6th day of October 2020.

APPROVED:



Chris Long, Secretary

These minutes approved by the Parks & Recreation Board on the 8th day of October 2020.

APPROVED:



Gina Kern, Secretary

These minutes approved by the Town Council on the 13th day of October 2020.

APPROVED:



Ray Smith, Mayor

ATTEST:



Melissa Lee, Town Secretary

